

Officer's Report

Application Number HGY/2022/4531
Type Approval of details reserved by a condition
Location Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal Approval of details pursuant to Condition A36 (Heat Network) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer Martin Cowie
Valid Date 23/12/2022
Applicant Please refer to Company Name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal - Approval of details pursuant to Condition A36 (Heat Network) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

APPROVED DEVELOPMENT

HGY/2018/2223

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019.

CONSULTATION RESPONSE

LBH Carbon Management:

All non-residential units are not connected to the DEN. No ability for future connections to the DEN have been delivered. Therefore, no Building Users Guide has been submitted by the developer as it is not needed. This is not in alignment with the Policy or the GLA feedback on the initial application. But technically correct.

Approved and can be discharged - email dated 24.05.2023.

ANALYSIS/ASSESSMENT

Condition A36 states:

Prior to the occupation of the non-residential floorspace within Plot A, a Building User Guide for new non-residential tenants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide shall explain that valved connections have been made available to each tenant, for the purpose of their primary heating and hot water generation. The Building User Guide will be issued to non-residential tenants upon first occupation.

REASON: In the interest of adapting to climate change and to secure sustainable development

Pursuant to condition A36, the applicant has explained that the pipework drawings submitted to discharge Condition A9 demonstrates that the proposed design for the District Heating network connection route has been designed to the DEN Room only. There is no active or passive valved connection designed from the DEN Room to connect to the retail units. Therefore, with no valved connections provided on-site or passive provision to connect to the DEN, the condition requirements have been satisfied. Should commercial tenants want to connect to the heat network, they will need to install their own connections.

LBH Planning and Carbon Management Officers have considered the information submitted and consider it to be acceptable. Condition A36 can therefore be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION